Doc# 5432
Bk: 3228 Ps: 327

WARRANTY DEED

ASTIN L. MERRY of Swanville, County of Waldo, State of Maine for consideration paid, grants to **ANNETTE BRASSBRIDGE** of Monroe, State of Maine, whose mailing address is: PO Box 806, Monroe, Maine 04951 with **WARRANTY COVENANTS**, a certain lot or parcel of land together with buildings and improvements thereon, situate in Swanville, County of Waldo, State of Maine, bounded and described as follows to wit:

"Beginning at an iron pin which said iron pin is located a distance of one hundred and twenty-four feet (124') on a bearing observed to be S. 74° 28' 08" W. from a capped steel rod in the westerly bound of the Nickerson Road, so-called, which said capped steel rod marks the southeasterly corner of land conveyed by Richard Caust to Dennis W. Merry by deed recorded in the Waldo County Registry of Deeds in Book 2102, at Page 272; thence continuing S. 74° 28' 08" W. along the general southerly bound of the premises of Merry a distance of two hundred thirty-one (231) feet to an iron pin; thence on a bearing observed to be N. 21° 34' 16" W. parallel to the Nickerson Road a distance of two hundred (200) feet to an iron pin; thence on a bearing observed to be N. 74° 28' 08" E. parallel with the southerly line of land conveyed herein a distance of two hundred thirty-one (231) feet to an iron pin; thence on a bearing observed to be S. 21° 34' 16" E. a distance of two hundred (200) feet to the iron pin marking the point of beginning. Containing one (1) acre, more or less.

Together with a right of way in common with others for all purposes of ingress, egress and the passage of utilities being twenty-five (25) feet in width as the same as presently laid out and leading from the Nickerson Road to the premises described herein."

MEANING AND INTENDING to convey and hereby conveying the premises as described in the Warranty Deed from Dennis W. Merry to Astin L. Merry as dated February 7, 2005 and recorded in the Waldo County Registry of Deeds in Book 2720 at Page 278.

WITNESS my hand and seal this day of June 2008.

Witness

Astin L. Merry

STATE OF MAINE
WALDO, SS

June 13, 2008

Then personally appeared the above named Astin L. Merry and acknowledged the foregoing instrument to be her free act and deed.

Notary Public/~~Attorney at Law~~

WALDO SS: RECEIVED
Jun 18,2008
at 10:40:09A
ATTEST: Deloris Pase
REGISTER OF DEEDS

MICHELINA GERRY
Notary Public, Maine
My Commission Expires February 12, 2012

SEAL

"Maine Real Estate Transfer Tax Paid"

WARRANTY DEED

DENNIS W. MERRY of Swanville, County of Waldo, State of Maine for consideration paid, grants to **ANNETTE BRASSBRIDGE** of Monroe, State of Maine, whose mailing address is: PO Box 806, Monroe, Maine 04951 with **WARRANTY COVENANTS**, a certain lot or parcel of land together with any buildings and improvements thereon, situate in Swanville, County of Waldo, State of Maine, bounded and described as follows to wit:

"BEGINNING at a capped steel rod set on the westerly bound of the Nickerson Rd. at the southeasterly corner of land conveyed by Susan Farrell by deed recorded in the Waldo County Registry of Deeds in Bk. 752, Pg. 906;

Thence S 74° 28' 08" W along the southerly bound of land conveyed to said Farrell a distance of 880.00 feet to a capped steel rod set;

Thence N 21° M' (sic) 16" W parallel with the Nickerson Rd. along land to be retained by the within Grantor, a distance of 200.00 feet to a capped steel rod set;

Thence N 74°-28'-08" E parallel with the southerly line of land conveyed to said Farrell, along land to be retained by the within Grantor, a distance of 888.00 feet a capped steel rod set in the westerly bound of said Nickerson Rd.;

Thence S 21°-34'-16" E along said Nickerson Rd a distance of 200.00 feet to said capped steel rod set a the point of beginning, containing 4.02 acres, more or less.

Being a portion of the premises described in a deed from Farrell Marine Devices to Susan Farrell recorded in Book 752, Page 906 at the Waldo County Registry of Deeds. Further being the same property from Susan C. Farrell to Susan Caust Farrell, Trustee, under the Susan Caust Farrell Living Trust recorded on February 26, 1997 in the Waldo County Registry of Deeds in Book 1676, Page 28."

EXCEPTING therefrom a certain lot or parcel of land situated in Swanville, County of Waldo, State of Maine bounded and described in the deed from Dennis W. Merry to Astin L. Merry Warranty Deed recorded in the Waldo County Registry of Deeds in Book 2720 at Page 278 as follows to wit:

"Beginning at an iron pin which said iron pin is located a distance of one hundred and twenty-four feet (124') on a bearing observed to be S. 74° 28' 08" W. from a capped steel rod in the westerly bound of the Nickerson Road, so-called, which said capped steel rod marks the southeasterly corner of land conveyed by Richard Caust to Dennis W. Merry by deed recorded in the Waldo County Registry of Deeds in Book 2102, at Page 272; thence continuing S. 74° 28' 08" W. along the general southerly bound of the premises of Merry a distance of two hundred thirty-one (231) feet to an iron pin; thence on a bearing observed to be N. 21° 34' 16" W. parallel to the Nickerson Road a distance of two hundred (200) feet to an iron pin; thence on a

No Transfer Tax Paid

bearing observed to be N. 74° 28' 08" E. parallel with the southerly line of land conveyed herein a distance of two hundred thirty-one (231) feet to an iron pin; thence on a bearing observed to be S. 21° 34' 16" E. a distance of two hundred (200) feet to the iron pin marking the point of beginning. Containing one (1) acre, more or less.

Together with a right of way in common with others for all purposes of ingress, egress and the passage of utilities being twenty-five (25) feet in width as the same as presently laid out and leading from the Nickerson Road to the premises described herein."

MEANING AND INTENDING to convey and hereby conveying a portion of the premises as described in the Warranty Deed from Richard Caust to Dennis W. Merry as dated May 21, 2001 and recorded in the Waldo County Registry of Deeds in Book 2102 at Page 272.

WITNESS my hand and seal this 13th day of June 2008.

Witness

Dennis W. Merry

STATE OF MAINE
WALDO, SS

June 13th, 2008

Then personally appeared the above named Dennis W. Merry and acknowledged the foregoing instrument to be his free act and deed.

Michelina Gerry
Notary Public/~~Attorney at Law~~

MICHELINA GERRY
Notary Public, Maine
My Commission Expires February 12, 2012

SEAL

WALDO SS: RECEIVED

Jun 18,2008
at 10:40:09A
ATTEST: Deloris Page
REGISTER OF DEEDS

Doc# 5004
Bk: 3766 Pg: 162

QUITCLAIM DEED WITH COVENANT

"MAINE REAL ESTATE TRANSFER TAX PAID"

We, **JERRY IRELAND** and **EMILY IRELAND**, of Swanville, County of Waldo, and State of Maine, for consideration paid, grant to **ANNETTE BRASSBRIDGE**, of Monroe, County of Waldo, and State of Maine, whose mailing address is PO Box 806, Monroe, Maine 04951, with Quitclaim Covenants, a certain lot or parcel of land, together with any buildings thereon, situated in **SWANVILLE**, County of Waldo, and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a capped steel rod set on the westerly bound of the Nickerson Road at the southeasterly corner of land of Annette Brassbridge by deed recorded in the Waldo County Registry of Deeds in Book 3228, Page 328; thence S 74° 28' 08" W along land of Brassbridge a distance of 880 feet to a capped steel rod set; thence S 21° 34' 16" E parallel with the Nickerson Road, along land retained by the within Grantor (Ireland), a distance of 250 feet to a set iron rod; thence N 74° 28' 08" E parallel with southerly line of Brassbridge, along land retained by the within Grantor (Ireland), a distance of 880 feet to a set iron rod in the westerly bound of the Nickerson Road; thence northwesterly following the westerly bound of the Nickerson Road a distance of 250 feet to the point of the beginning, containing 5.05 acres.

MEANING AND INTENDING to convey and hereby conveying a portion of the premises described in a Warranty Deed from Emery A. Nickerson to Emily Ireland and Jerry Ireland, dated May 13, 2013, and recorded May 13, 2013, in the Waldo County Registry of Deeds in Book 3759, Page 56.

WITNESS our hands and seals this 5th day of June, 2013.

SIGNED, SEALED and DELIVERED
in presence of

Witness

Jerry Ireland

Witness

Emily Ireland

Doc# 5004
Bk: 3766 Pg: 163

STATE OF MAINE
COUNTY OF WALDO, SS. June 5, 2013

Personally appeared the above named Jerry Ireland and Emily Ireland acknowledged the foregoing instrument to be their free act and deed.

Before me, _____
Notary Public/Maine Attorney-at-Law
Print/type name: Jeremy Mallen
Commission expires: _____

c:/re/ireland2brassbridge/jlf

WALDO SS: RECEIVED
Jun 05,2013
at 02:46P
ATTEST: Deloris Page
REGISTER OF DEEDS